

# MORGAN H LEWIS



Asking Price £110,000

**Warrington Road, Wigan WN2 5RJ**

- \*Fantastic Investment Opportunity
- \*Character coach house in gated courtyard development
- \*Sold subject to existing tenancy
- \*Generous lounge
- \*Two bedrooms

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Investors Only!

We are delighted to offer for sale, subject to the existing Assured Shorthold Tenancy, this delightful coach house conversion situated within a cobbled courtyard setting.

The property is situated in the heart of Abram which is within easy reach of Wigan and Golbourne and a short drive to the East Lancs Road and the M6 Motorway.

The property offers characterful accommodation, there is central heating and double glazing and the accommodation briefly comprises, to the ground floor, generous lounge, fitted kitchen and bathroom.

To the first floor there are two bedrooms and an en-suite shower room. To the outside there is an enclosed area to the front, pedestrian access from Warrington Road and vehicular access to the rear. Viewings are recommended to appreciate this exciting opportunity.

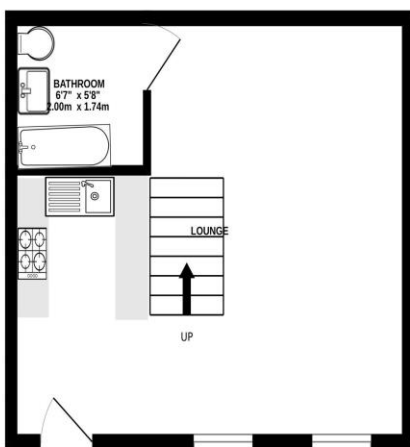
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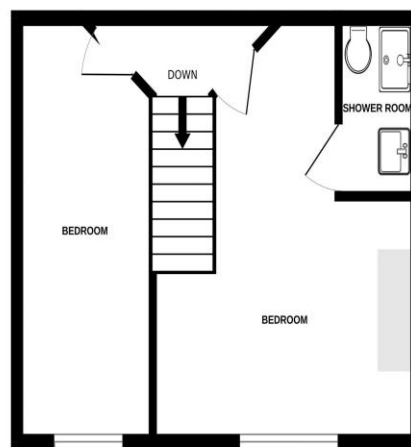
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GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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